

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 26, 1992
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:20 a.m.
The Planning Commission adjourned at 1:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-not present
Severo Esquivel, Deputy Manager/Acting Planning
Director-present
George Arimes-Assistant Planning Director-present
Michael J. Stepner, City Architect-present
John Riess, Chief Deputy City Attorney-present
Rudy Hradecky, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Planning-present
Jeff Strohming, Engineering and Development-present
Frank Ducote, Principal Planner-present
Mike Stang, Principal Planner-present
Rachel Hurst, Principal Planner-present
Pam Hamilton, Executive Vice President, Centre City
Development Corporation-present
Jeannette Santos, Recorder-present
Catherine Meyer, Recorder-present

ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-1A LA JOLLA SHORES PDO - INFORMATION ONLY

TOM STORY, Deputy Planning Director of Development and Environmental Planning presented a letter dated March 19, 1992 from Robert Campbell, Chairman of the La Jolla Shores Association stating their withdrawal of the proposed amendment to the La Jolla Shores PDO update.

DENNIS GRIFFIN stated that has been a new group that has formed in the La Jolla Shores area. He requested to be on the communication interaction list. This group is called the Community Planning Committee of La Jolla Shores. We hope to work with the City and other recognized government bodies in a cooperative way.

COMMISSION ACTION

No action was taken by the Commission.

ITEM-3 REQUEST TO EXEMPT THE SORRENTO HILLS COMMUNITY PLAN AMENDMENT FROM THE CONSOLIDATED HEARING PROCESS REQUIREMENT OF COUNCIL POLICY 600-35.

MIKE WESTLAKE presented Planning Department Report No. P-29-074.

JIM WHALEN, applicant spoke in favor of the exemption. He gave a brief background from 1986 to present. Mr. Whalen stated the project has been submitted, the EIR in the early draft stages, may be out this summer for public review.

LINDA MICHAEL representing the Serra Club. She spoke in opposition to the issue of changing the consolidation date does raise some questions. That it will impact traffic and grading.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by KARL ZoBELL, the Commission voted 4-1 (BENN voting in the negative with Chris Calkins not present) to approve the deconsolidation pursuant to the staff recommendation.

ITEM-2 APPROVAL OF MINUTES OF FEBRUARY 6, 1992.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (BENN abstaining with Chris Calkins not present) to approve the minutes of February 6, 1992.

Catherine Meyer continued recordation of minutes.

ITEM-4 APARTMENT VACANCY SURVEY.

DORIS PAYNE, Executive Director of the San Diego Apartment Association spoke about the importance of the evaluation of the average vacancy rate in the City of San Diego that she did not believe that there is any basis for suspending the Ordinance.

JOEY PERRY, presented Planning Department Report No. P-92-082.

Public testimony was closed.

COMMISSION ACTION

On motion of KARL ZoBELL, seconded by SCOTT BERNET, the Commission voted 5-0 (CALKINS and La VAUT not present) to accept Planning Department staff recommendation.

ITEM-6 FACILITY REQUIREMENTS FOR CORRECTIONAL PLACEMENT CENTERS (WORK FURLOUGHS).

This item was continued from February 27, 1992.

FRANK DUCOTE and TRACY REED presented Planning Department memorandum dated March 24, 1992.

REYNALDO PISANO, representing the Southeast San Diego Development Committee, stated that the Committee feels that the facilities should be placed in areas of redevelopment.

Jeannette Santos continued recordation of the minutes.

MICHEL ANDERSON, representing T&J Women Home Society, Pacific Furlough and the Sorrento Counseling Complex. He spoke in favor of the project and answered questions raised by the Planning Commission of February 27, 1992.

HEDY ST. JOHN stated we have resolved most the problems brought forward at Planning Commission three weeks ago. She spoke to support the ordinance as amended by the Planning Commission and City Council, and the amended staff report other than the location of these facilities by right in industrial zones. She made to recommendations, Issue 8 on page 4 of the staff report, a letter of compliance with the training of personnel an alternative to actual training by a stated certificated agency. Last sentence on page 6, Item A under operation be deleted and replaced with the following: "a certificate of compliance issued by an institute of credited by the State Board of Correction shall be submitted to the City". Page 7 of Attachment 2, Who will be responsible for monitoring these facilities? Direct staff to address this matter and report the decision to the Planning Commission and Planning groups in writing within a month.

VALERIE SULLIVAN spoke in favor to the concept of the work furlough, that it fills the niche the jails are unable or incapable of providing. She stated this ordinance if past will not work, transporting the criminal element into the hear of the business are is wrong.

HARRY MATHIS stated he did participate in the process of reviewing after the review by the City Council and the Planning commission in addressing the issues that were raised, and supported fully what Hedy St. John stated.

OPAL TRUEBLOOD, Chair of the Torrey Pines community Planning Group. She stated she cannot speak for the planning group because we did not have the opportunity to vote on all of the changes that have been changing. she supports Hedy St. John in what she stated and prior

convictions for a crime should be on the Excludable List, 30 days after sentencing that information is available and put on the list, the correctional placement facility can say to the judge, we have this information, there were prior convictions and we cannot take this person.

LOUIS BOYLE in behalf of District Attorney spoke in opposition to the ordinance being drafted and to the concept of private work furlough in general.

VERNA QUINN representing Southeast San Diego Development Committee. She spoke in opposition and addressed issues in the Planning report, Issues 3, 4, 6 and 7.

REYNALDO PISANO recommended these facilities should not be in a high crime areas which is higher than city wide averages, a conditional use permit is needed especially in an area that is impacted with crime.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **KARL ZOBELL**, the Commission voted 4-1 (BEEN voting in the negative) to approve staff recommendation with modifications, that the Police Department will be the front person to regulate business, and the possession of drugs on the excludable list.

RECESS, RECONVENE

The Planning Commission recessed at 11:15 a.m. and reconvened at 11:25 a.m.

- ITEM-5 CENTRE CITY COMMUNITY PLAN
- ITEM-5A CENTRE CITY PLANNED DISTRICT ORDINANCE
- ITEM-5B CENTRE CITY PARKING ORDINANCE
- ITEM-5C CENTRE CITY TRANSIT ORDINANCE
- ITEM-5D CENTRE CITY STREETScape MANUAL
- ITEM-5E LOCAL COAST PROGRAM AMENDMENT

ITEM-5F REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT

MIKE STEPNER presented Planning Department Report No. P-92-093.

PAM HAMILTON, Executive Vice President of the Centre City Development Corporation presented the memorandum dated March 25, 1992.

Mr. HON, former Chairman of the Centre City Planning Committee. He gave a brief overview of the redevelopment process and stated the Centre Plan took over 3 years to develop.

MARK WARDLAW presented the Community Plan Report for Centre City. He stated the Final Environmental Impact Report be available by April 7, 1992.

KATHLEEN PORTER spoke in favor the Centre City Community Plan, the expansion of the boundaries.

KIP HOWARD, member of the Project Area Committee. He spoke in favor of the project, and discussed the community plan.

BILL ROBINSON, representing the Navy Broadway Project Office and Executive Director. He spoke in favor the Centre City Plan and the support ordinances. The Navy was given the opportunity to participate in the planning process.

WAYNE RAFFESBERGER, Executive Director or San Diegans, Inc. This organization has been in existence for over 30 years and promoting downtown revitalization and in support of the expansion of the redevelopment area.

RON OLIVER, Executive Director of the Central City Association. This organization has been in existence for over 40 years and in support of the expansion of the redevelopment area.

TONY CUTRI, representing Harborview/Little Italy Coalition. We unanimously support the plan and the expansion area.

TOM FAT, representing Harborview/Little Italy Coalition. In favor of the expansion area.

ANNE EVANS, representing First & Front/Beech & Cedar. She and her brother own the property and spoke in opposition of the project. She requested to re-examine the land use designation for her property.

LAWRENCE DOHERTY, President of Lawrence Consulting Group. He here in behalf of property owner of Terrada Investment Corporation and owns 68,000 square feet of property along Pacific Highway. He spoke in opposition to the community plan, to eliminate the view corridors overlay set on the property.

Public testimony was closed.

COMMISSION ACTION

No action taken. These items continued to April 9, 1992 at 9:00 a.m. and no further testimony will be taken.

ADJOURNMENT

The Commission adjourned at 1:10 p.m.